

**LAFAYETTE CONSOLIDATED GOVERNMENT  
PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, AUGUST 8, 2016**

MINUTES OF THE AUGUST 8, 2016 MEETING OF THE LAFAYETTE  
CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M.,  
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &  
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Carlee Alm-Labar  
Sara Gary  
Sharon Wagner

**MEMBERS PRESENT**

Michael Brown  
Mark Gremillion  
Lynne Guy  
Thomas Hooks  
Eddie Lewis  
Sevie Zeller

**LEGAL COUNSEL**

John Chappuis

**MEMBERS ABSENT**

John Guilbeau

**I. CALL TO ORDER**

Michael Brown called the meeting to order at 5:30 p.m.

**II. APPROVAL OF AGENDA**

MOTION: Lynne Guy moved to approve the August 8, 2016 agenda.  
SECOND: Mark Gremillion  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

MOTION CARRIES

**III. APPROVAL OF MEETING MINUTES**

July 11, 2016  
July 18, 2016

MOTION: Sevie Zeller moved to approve the July 11, 2016 meeting minutes.  
SECOND: Mark Gremillion  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller

NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

**MOTION CARRIES**

MOTION: Sevie Zeller moved to approve the July 18, 2016 meeting minutes.  
SECOND: Mark Gremillion  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

**MOTION CARRIES**

**IV. DEVELOPMENT REVIEW**

**1. Ratification of Hearing Examiner Actions**

Kristal Glover-Wing  
Gladys Lagneaux Sellers Estate, Tracts 3-B & 3-C  
Partition of Boustany Property, Tract B-1-A  
Tract A, Remainder of Dr. Edward J. Hannie Property  
Brown Tool Supply Inc., Tracts A1 & A2  
Zee Holdings of Acadiana, LLC-Lot 2  
Joseph A. Koury, Lots 1 & 14  
Dugas Partnership, Tract 1  
Heirs of Alcide Hernandez, Plots 3-A, 4-A & 5-A  
Center Town Subdivision, Block 2-Lots 39-B & 40-B  
Schilling Acquisitions, LLC-Parcel A

MOTION: Mark Gremillion moved for approval of the Hearing Examiner actions.  
SECOND: Lynne Guy  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

**MOTION CARRIES**

**2. 1500 Pinhook Apartments (PC2016-0024)**

MOTION: Mark Gremillion moved for Denial of Preliminary Plat approval.  
SECOND: Sevie Zeller

VOTE: 5-0-1-1  
AYES: Brown, Gremillion, Guy, Lewis, Zeller  
NAYS: None  
ABSTAIN: Hooks  
ABSENT: Guilbeau

**MOTION CARRIES**

**3. Mrs. Lillian Guidry Et Al Partition – Tract 10, Lot 2 (HE2016-0072)**

MOTION: Lynne Guy moved for Preliminary & Final Plat approval subject to the following conditions waiving the requirement to construct sidewalks along all Public Streets:

1. All development activities on property must be in compliance with 89-42 (g) “Development within Designated 100-Year Flood Hazard Area” of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within the 100-year flood plain.
2. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
3. Elias G Road is located in an Urban Growth Area. A forty-five foot (45’) setback line must be placed along Elias G. Road.
5. A note must be placed on the plat that states:  
“Edelweiss Lane will be required to be extended to Elias G Rd. by the developer when the remaining “Unplatted” property to the West of the channel is further subdivided.”

**PLAT REVISIONS:**

1. Put the assigned address of 210 Elias G Road on the final plat.

**OTHER COMMENTS/SUGGESTIONS:**

1. **Note:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.

2. Provide and show on the final plat, any additional utility servitudes needed for the required utility facilities.
3. This property is located in the unincorporated area of Lafayette Parish and is subject to the Land Use Regulations of the Unified Development Code.

SECOND: Mark Gremillion  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

#### MOTION CARRIES

#### **4. Ambassador Town Center Phase II (PC2016-0029)**

MOTION: Lynne Guy moved for Preliminary Plat approval subject to the following conditions:

1. All easement along public right of way and private streets, outside of the limits of this development, must be dedicated prior to final plat approval.
2. Clearly label all private streets/utility servitudes.
3. Provide full 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram or as worked out with.
4. If the approved construction plans for this private street are modified, submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat submittal may take place at the time of building permit application.
5. If the approved construction plans for this private street are modified, submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.
6. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be

commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development

7. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
8. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
9. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

#### **PLAT REVISIONS:**

1. Label the private street "Private Street/Utility Servitude".
2. A note must be placed on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.

3. Correct the Zoning District in the General Notes section to CH (Commercial Heavy).
4. Ensure that the roadway labeled as Private Street is assigned an approved name submitted through standard procedures.
5. Ensure that the roadway beginning at Private Street and flowing southwest to intersect with Ambassador Caffery Parkway, at the location labeled P.O.B., is assigned an approved name submitted through standard procedures.

**OTHER COMMENTS/SUGGESTIONS:**

1. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. The Traffic Impact Analysis (TIA) previously submitted for Ambassador Town Center Phase II applies to this subdivision. Future subdivision may require modifications to the TIA in the proposed development will generate more or less traffic than analyzed in the TIA.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: Mark Gremillion  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None

ABSTAIN: None  
ABSENT: Guilbeau

## MOTION CARRIES

Sevie Zeller recuses herself

### **5. Congress Center Phase IV Lot 1 (PC2016-0030)**

MOTION: Mark Gremillion moved for Preliminary & Final Plat approval subject to the following conditions waiving the requirement that the existing driveway on Chapel Drive near Guilbeau Road shall be removed. UDC requires a minimum of 150' spacing from the nearest intersection. That a cross access easement is required to connect to the adjacent property owned by Bayou Federal Credit Union and a cross access easement is required to connect to the adjacent property owned by Southwest Louisiana Area Health and Education Center Foundation.

1. All easement along public right of way and private streets, outside of the limits of this development, must be dedicated prior to final plat approval.
2. Clearly label all private streets/utility servitudes.
3. Provide full 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram or as worked out with.
4. If the approved construction plans for this private street are modified, submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat submittal may take place at the time of building permit application.
5. If the approved construction plans for this private street are modified, submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.
6. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be

commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development

7. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
8. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
9. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Label the private street "Private Street/Utility Servitude".
2. A note must be placed on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.



3. Correct the Zoning District in the General Notes section to CH (Commercial Heavy).
4. Ensure that the roadway labeled as Private Street is assigned an approved name submitted through standard procedures.
5. Ensure that the roadway beginning at Private Street and flowing southwest to intersect with Ambassador Caffery Parkway, at the location labeled P.O.B., is assigned an approved name submitted through standard procedures.

**OTHER COMMENTS/SUGGESTIONS:**

1. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. The Traffic Impact Analysis (TIA) previously submitted for Ambassador Town Center Phase II applies to this subdivision. Future subdivision may require modifications to the TIA in the proposed development will generate more or less traffic than analyzed in the TIA.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: Lynne Guy  
VOTE: 5-0-0-2  
AYES: Brown, Gremillion, Guy, Hooks, Lewis  
NAYS: None

ABSTAIN: None  
ABSENT: Guilbeau, Zeller

## MOTION CARRIES

Sevie Zeller returns

### **6. Milton Elementary Middle School (PC2016-0033)**

MOTION: Lynne Guy moved for Preliminary & Final Plat approval subject to the following conditions:

1. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. A portion of the development is located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the regulatory floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.
3. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been

approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

4. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
5. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Rolland Louis Broussard, Lafayette Parish Consolidated Government, Brandon Romero, Michael Guidry, Steve & Sharon Moore, Deanna Clark, Jimmie Vincent, Virginia Davidson, John & Marguerite Blanchard, James Avrit, Margaret Hayes, Kermit Rickard, Berney Morvant and Joseph Begnaud.
6. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
7. The location of the 1996 & 2014 flood hazard zone limits must be illustrated and labeled on the plat.
8. According to 2014 Flood Insurance Rate Map (FIRM) No. 22055C 0250 J, this entire property is located in Flood Zone A & X. Please correct this note on the plat.
9. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth

in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

10. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
11. Access to Milton Avenue LA Hwy 92 shall be approved by the LA DOTD.
12. Sidewalks are required along all public streets with the exception of Edith Road.
13. A Traffic Impact Analysis is required. The report shall be limited to queue length analysis for student drop off/pickup.
14. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Lepinay Road or W. Edith Road, which is a public street that is maintained by the Lafayette Consolidated Government or West Milton Avenue (LA HWY 92) which is a public road that is maintained by the LA-DOTD."
15. The subject property is within the Milton Water District. The property owner will need to contact the Milton Water System directly with any plans for development if water service will be required. The Milton Water System will evaluate their needs and determine if it can meet them.

**PLAT REVISIONS:**

1. Correct the spelling of Lepinay Road.
2. Verify the minimum lot frontage in the notes section.
3. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall

be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time.”

4. Existing address is 222 West Milton Avenue.

**OTHER COMMENTS/SUGGESTIONS:**

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. All work to be performed within the public right-of-way must be permitted. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
3. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
4. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: Mark Gremillion  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

MOTION CARRIES

**7. Brook Inzerella Storage Facility (LR2016-0002)**

MOTION: Sevie Zeller moved to Grant the Fence & Buffer variance.  
SECOND: Thomas Hooks  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

MOTION CARRIES

**8. Laviolette General Contracting, Inc. Tract 2 (PC2010-0039)**

MOTION: Sevie Zeller moved for Acceptance of Perpetual Maintenance.  
SECOND: Eddie Lewis  
VOTE: 6-0-0-1  
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Guilbeau

MOTION CARRIES

**V. OTHER BUSINESS**

**VI. PUBLIC COMMENTARY: GENERAL**

**VII. ADJOURNMENT**

Sevie Zeller moved to adjourn the meeting at 8:30 p.m.

Submitted by,

Sara Fawcett Gary  
Development Manager  
Department of Planning,  
Zoning, and Development